

**A Mid-Year Report
On Wisconsin
Department of Natural Resources'
s. 128(a) Grant Accomplishments**



Covering Time Period:
September 1, 2003 – February 27, 2004

Introduction

The State of Wisconsin received EPA section 128(a) funds, beginning September 1, 2003, to assist in the development and enhancement of its state response program. This federal grant is used to support the federal and state programs under the jurisdiction of the WDNR's Remediation and Redevelopment program, including:

- High-priority leaking underground storage tanks (LUST),
- RCRA hazardous waste closures and corrective actions,
- State enforcement, and
- Voluntary cleanup actions under the state's comprehensive Spill Law.

The following report summarizes how the WDNR has effectively used the s. 128(a) grant money to enhance the state response programs and public records requirements.

Grant Financial Status Reports (FSRs) and data on time charged to the grant indicate that Wisconsin DNR is more than fully earning its Section 128a State Response Program grant. For September 1, 2003 through February 29, 2004 (the first six months of the grant's budget period) staff and managers from the RR program were conducting Section 128a grant eligible activities at an annual rate of over 20 FTE (permanent staff and LTEs), even though the grant was written to fund 17 FTE. If the current rate of earning continues, Wisconsin DNR will likely incur grant eligible costs of at least \$1.5 million by the time the budget period ends on August 31, 2004. This total is well in excess of the nearly \$1.2 million Wisconsin DNR received in its current Section s. 128a grant.

This report includes information on the following:

1. Accomplishments Overview
2. Public Record Requirement
3. Timely Inventory and Survey
4. Oversight and Enforcement Activities
5. Mechanisms and Resources for Public Participation
6. Mechanisms for Approval of Cleanup Plans, Verification and Certification
7. Success Stories
8. Deliverables and products created over the time period:
 - ◆ Summary of Brownfields Outreach Accomplishments
 - ◆ Langlade County - GIS data and other environmental information on known waste disposal sites (CD-ROM)
 - ◆ Institutional Control Audit Worksheet for WDNR staff
 - ◆ Updated Screening Worksheet for Evaluating Waste Disposal Sites
 - ◆ Compendium of publications developed
 - ◆ A series of news articles and reports

Accomplishments Accomplishments

WDNR's Remediation and Redevelopment Program: Helping restore the environmental and economic health of Wisconsin communities.

Nationally Recognized Regulatory Reforms and Brownfields Innovations.

Wisconsin is consistently one of the **top 5** states in the nation for incentives to promote cleanup and reuse of brownfields. Major regulatory improvements in the early 1990's include:

- ◆ created environmental cleanup rules that are consistent for all types of contamination, allow cleanups to proceed without WDNR reviews, provide choices among flexible options, and save time and money without sacrificing the level of protection;
- ◆ allowed natural degradation of contaminants to often replace costly engineered cleanup systems; and
- ◆ helped 95 percent or more of the cleanups undertaken by responsible parties proceed without enforcement.



Quick Facts:

XL Insurance's 2003 national study on brownfields finds Wisconsin to be one of the "consistent leaders in brownfields redevelopment" for the third year in a row.

Wisconsin was recognized for its innovative work in brownfields insurance at the 2003 National Brownfields Conference.

11,000 Approved Cleanups of Contaminated Properties.



We've approved more than 11,000 cleanups of contaminated properties by working cooperatively with those who are responsible.

Quick Fact: On average, we approve 500 completed cleanups each year, increasing property values and local tax revenues.

Economics of Brownfields Redevelopment.

We help turn former contaminated sites – brownfields – into economically productive properties.



Quick Facts: At properties where the state (WDNR and Dept. of Commerce) has offered grants and technical assistance:

- . the property tax base has increased by at least **\$400 million**;
- . more than **4,000 new full-time jobs** were created/retained;
- . \$14.50 in private and local government invested for every grant dollar; and
- . \$23.5 million in grant requests represents \$375 million in

public-private project investment (2003 Commerce and WDNR grant applications).

Saving Money through Prevention and Control of Toxic Spills.

We partner with state and local emergency responders at hazardous substance spills.

Quick Facts:

- . WDNR's prompt response to 800 spills each year reduces environmental impacts and costs.
- . We help avoid hundreds of other spills through education and prevention efforts.



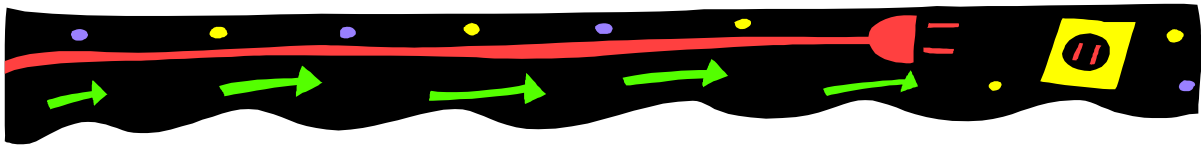
State-Funded Response at Orphan Sites.

When a responsible party is unknown, unable or unwilling to conduct environmental restoration, the RR Program protects human health and the environment with a state-funded cleanup.

Quick Facts:

- . More than \$62 million invested in more than 300 response actions since 1994, with \$14 million recovered from responsible parties through legal action.
- . We partner with communities (e.g. Kenosha, Elkhorn) to combine environmental and economic development priorities. In Kenosha, WDNR's \$600,000 investment resulted in a property value increase from \$0 to \$50 million, with approximately \$890,000 in tax revenue in 2003.





Public Record Requirement

Highlights:

- ◆ 17,592 web hits to the WDNR site & property web databases
- ◆ 265 clean ups approved by WDNR in the last 6 months

Introduction

The WDNR has one of the nation's most comprehensive web pages, <http://dnr.wi.gov/org/aw/rr/>, with site-specific and general program information available to the public. It includes two site-specific, on-line databases. The first database is our public record of all the known hazardous substance spills sites that have been reported to the state. Information contained on each property includes: (1) name of RP; (2) address; (3) type of contamination; (4) listing of major cleanup milestones; and (5) other relevant site data. The WDNR has used the s. 128(a) funds to continue to support our web staff to ensure that our site-specific and program information is updated on a regular basis. In addition, the WDNR is upgrading it's web-based public record using these funds, especially in the area of tracking institutional controls at all cleanups and which properties have Superfund implications.

Brownfield Sites in Wisconsin

- ◆ Estimated 10,000 abandoned underused properties
- ◆ 7,252 known contamination sites:
 - 4,237 Leaking Underground Storage Tank Sites
 - 3,015 Non-Petroleum Sites

Web Database Enhancements under Development

- ◆ Ability to clearly identify institutional controls at sites
- ◆ Ability to identify sites as PA/SI, NPL or Superfund Removal

To date, our efforts to enhance the Bureau of Remediation and Redevelopment's Tracking System (BRRTS) has been delayed due to necessary "platform" upgrades to BRRTS. The WDNR is moving BRRTS to a more stable platform, which involves reprogramming to a Javascript format. This time consuming effort will hopefully be completed by July 1, 2004, but has been hampered by fiscal & staff resource constraints due to the state budget.

With respect to the institutional control enhancements, WDNR already tracks and identifies which cleanups have institutional controls (ICs). By September 1, we hope to have a more user-friendly system in place to not only identify which sites have ICs, but to generate additional data, such as total ICs and types of ICs.

Another item WDNR committed to was updating our BRRTS database to ensure that properties where federal actions have been taken were tracked. We have completed the necessary programming to allow for specific tracking of the following activities:

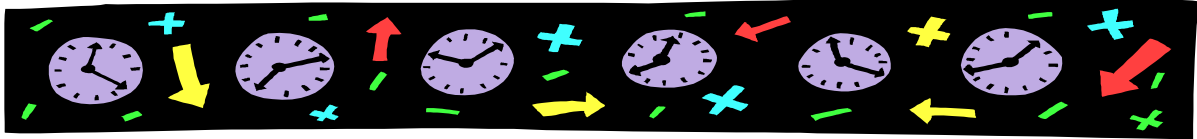
- Preliminary Assessments (PA's)
- Site Inspections (SI's)
- Preliminary Assessments/Site Inspections (PA/SI's)
- Expanded Site Inspections (ESI's)
- Use of Other Cleanup Authority (OCA's)
- No Further Remedial Actions Planned (NFRAP), and
- EPA Removal Actions



We will begin entering data shortly and hope to have all of the information in the database by the August 31, 2004.

Table: Public Record Requirements

	Year-End Target Numbers	Mid-Year Numbers
# of web hits to site/property databases	Mid-Year Target: 1500 End of Year: 3000	17,592
# active sites in database	7,252	6,000
♦ ERP	3,015	2,585
♦ LUST	4,237	3,415
♦ VPLE	100	132
# clean ups approved by WDNR in FYO4	Mid-Year Target: 175 End of Year: 350	265



Timely Inventory and Survey

Highlights:

- ◆ 251 new properties discovered
- ◆ 3,867 sites geo-located

Introduction

The WDNR is using a portion of its s. 128(a) funds to establish an initiative to survey and inventory the universe of contaminated sites in the state. In particular, the s. 128(a) funds are being used to:

- ◆ Continue WDNR's efforts to evaluate its historic list of disposal sites, including streamlining the evaluation process and putting the sites with documented hazardous substance discharges on BRRTS;
- ◆ Develop a more proactive approach to discovering brownfield properties; and
- ◆ Support staff who coordinate the efforts of our part-time state-funded employees who geo-locate contaminated properties.

The following narrative and data are a summary of WDNR's efforts to date.

1. Evaluation/Screening of Historic Disposal Sites

The WDNR's first effort is the evaluation of properties listed on the WDNR's historic "Registry of Waste Disposal Sites." This document is a comprehensive listing of 4,000 sites where solid or hazardous wastes have been or may have been deposited. The end product of this effort will be to assist the public in making informed land use decisions, such as those involving property transactions and private and public well location choices. The data will be on the Program's web site in a search-able and interactive format. In addition, for those properties where there has been a discharge of a hazardous substance, those sites will be added to BRRTS. A new BRRTS code was added to identify which existing sites in BRRTS had been evaluated using this process. This effort is analogous to EPA's effort to reassess CERCLIS, by archiving or actively evaluating the sites.

During the past three years WDNR has been pre-screening sites on the Registry, using Superfund Site Assessment dollars. The goal of this former effort was to determine a site's potential for CERCLIS, and potentially the NPL. WDNR developed a 6-page electronic form to capture the information needed to make the screening decision. With the advent of the s. 128(a) funding, WDNR has refocused this effort to meet the state's needs, which is to gather data to make informed land use decisions. Given this change in program purpose, it was

clear that some of the information on the original form was not necessary or was not readily available. During the last 6 months, the worksheet was streamlined down to 4 pages to appropriately fit the new Waste Registry Screening process. Streamlining the form helps focus the effort on the most important factors to the save staff time and effort.

2. Pro-active Site Discovery Program

Below is a summary of activities completed since September 1, 2003 to explore the development of a Pro-active Site Discovery Program (i.e., looking beyond the known historical properties in our database).

- Reviewed grant with Region 5 and clarified the deliverables and expectations of this program;
- Contacted three States about their site discovery programs;
- Researched agency databases and programs for common links to site discovery;
- Developed general scope of program;
- Solicited ideas from regional staff as to types of sites to focus on;
- Synthesized suggestions from regional staff;
- Presented general ideas to five RR Program Teams (Site Assessment, Land Recycling, Outreach, Manufactured Gas Plant & Spills) and the Bureau of Cooperative Environmental Assistance;
- Revised internal guidance to be consistent with new program; and
- Developed a draft proposal that will be sent to the RR management team.



Although we have not yet selected one or more of the proposed options for implementing a proactive site discovery program, we have discovered sites through some of our other ongoing efforts. For example, Northern Region staff visited all 51 sites listed on the Registry of Waste Disposal sites for Barron County. After reviewing the solid waste files they confirmed with a field visit that another 14 sites exist that are not currently on the Registry of Waste Disposal sites. Northern Region has included these 14 new sites on a CD of landfills for Barron County and they are also included in the total number of sites discovered over the reporting period.

Until the WDNR adopts one of the proposals, the program is primarily relying on the mandatory spill notification process required by state law to discover new sites.

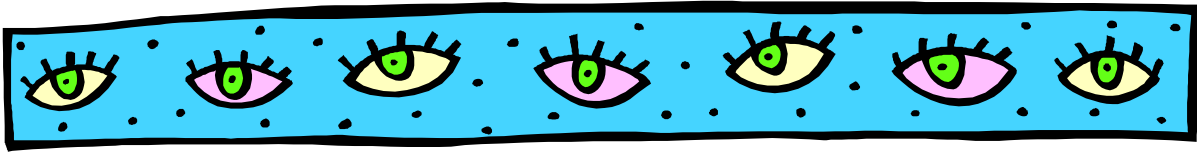
3. Coordination of Geo-location efforts in the field

In addition, the WDNR is undertaking a long-term initiative to geo-locate all contaminated properties and historic disposal sites in the state. The state will provide this information to the public through its web site. EPA is funding the overall coordination of this effort, while the state is funding the staff who collect the property-specific data.



Table: Timely Inventory & Survey of Sites

	Year-End Target Numbers	Mid-Year Numbers
# of properties geo-located	2,000	3,867
# of Registry properties screened	200	132
# of new properties discovered	150	251
# of staff hours per screen/geo-location		♦ 23 hrs per screen ♦ .63 hrs per geo-location



Oversight and Enforcement Activities	Highlights: <ul style="list-style-type: none">◆ Over 100 inactive sites "restarted" by WDNR, without taking formal enforcement action
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Introduction:

The WDNR is using a portion of its s. 128(a) funds to establish or enhance several oversight or enforcement activities in the state. In particular, the s. 128(a) funds are being used to:

- ◆ Accelerate the number of active sites making progress in the WDNR cleanup pipeline;
- ◆ Create an institutional control audit function;
- ◆ Develop a One Clean-up Program memorandum of understanding;
- ◆ Implement other activities as specified below.

The following narrative and data summarize WDNR's efforts to date.

1. Pipeline Acceleration Initiative

The WDNR established an initiative to accelerate the number of cleanups at sites in WDNR's database. Over the next 5 years or more, the WDNR hopes to "encourage" approximately 2,250 sites to start or finish clean-up activities. Sites which fall under this initiative are those that have not made documented progress within a specified period of time. We defined "no documented progress" as situations where an action code has not been entered into our electronic database known as BRRTS (Bureau for Remediation and Redevelopment Tracking System) in the last 2 years. An action code represents an activity taken by either the responsible party (i.e. Site Investigation Report submitted) or by WDNR (i.e. Remedial Action Plan approved). While the lack of an action code doesn't always signify that progress has stalled, it is typically a good indication that some follow-up action is necessary. WDNR has been specifically targeting those sites where an action code has not been entered for many years.

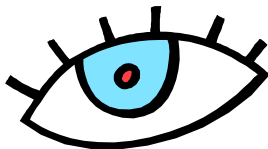
As of September 1, 2003 WDNR estimates there were approximately 2,250 sites that had not had an action code entered in our tracking system in the last 2 years or more. The following table shows the number of sites where an action code has not been entered since January 1st of the year listed. As the table illustrates, steady progress has been made by WDNR to reduce the number of sites where

no documented progress has been made for 2 years or more. Using 1998 as the baseline year, the number of sites in the "no progress for 2 or more years" category was reduced by 114 sites, since October 7, 2003.

Table: Pipeline Acceleration Data

YEAR OF LAST BRRTS ACTION	SITE PROGRESS STATUS - QUERIED ON THESE DATES:				
	OCT 2002	DEC 2003	JAN 2003	FEB 2004	SITES MOVING AGAIN
1986	118 sites	112	107	105	13
1990	184 sites	171	163	159	25
1994	444 sites	418	390	376	77
1998	817 sites	778	746	717	114
Totals					114 Sites Restarted

In order to provide a more accurate method for tracking our progress, WDNR utilized a portion of its s. 128(a) funds to create a new BRRTS action code. This data will be entered into our BRRTS system when we take an action to get the cleanup moving forward. This code was established in early January 2004, and to date the WDNR has entered 133 "push actions" into BRRTS. While several of our Regions have attempted to go back and include all of those sites where actions were taken after September 1, 2003, these 133 actions are not a complete listing of total actions. During the next reporting period we should be able to provide a more complete picture on the number of acceleration actions taken between March and August 2004. We will also include an updated version of the table as another method for reporting our progress in this area.



WDNR has also taken other actions over this time frame to address sites with no documented progress. One action was an initiated last summer, although a majority of the work has taken place since September 1, 2003. This was an effort to get sites that were conditionally closed (given a no further action decision) to do one of the following actions: (1) record a groundwater use restriction on the property; or (2) place the site on the web-based GIS Registry. We sent letters to approximately 100 sites informing them of their options. We have done several follow-up measures since that time, including phone calls and letters, and have approximately 16 sites still needing action. We recently initiated discussions with our Environmental Enforcement

Program and expect to recommend formal enforcement action on the remaining sites shortly.

Table: Pipeline Acceleration Initiative

	Year-End Target Numbers	Mid-Year Numbers
# of Sites Targeted for acceleration/categories	200	♦ 133 "push" actions

2. Limited Audit of Institutional Controls

A second initiative proposed by WDNR was to develop a process to audit cases closed with institutional controls (ICs). The purpose of the audit would be to evaluate the site for compliance with the conditions set at the time the no further action (i.e., closure) determination was made, to ensure those actions are effective. This process will be used to review 25 sites (5 per region) by August 31, 2004.

The first step was to review similar efforts conducted in several other states. DNR initiated contacts with Indiana, Illinois, Minnesota, Ohio and New Jersey. In the fall of 2003 these discussions provided general guidance for how an audit program might be established. A number of internal discussions ensued to determine the best method for proceeding on the IC audit initiative. This information was then compiled into a draft compliance review form.



The WDNR's IC audit initiative will include a file review, a site owner interview, site visit and a summary of results. The Bureau for Remediation & Redevelopment Tracking System (BRRTS) is being modified in order to track reviews and whether follow-up action is needed for a site based on the review.

Each region will begin reviewing cases and entering activities into BRRTS this spring.

Table: Limited Audit of Institutional Controls

	Year End Target Numbers	Mid-Year Numbers
# of staff hours to develop audit initiative	1000	279
# of sites inspected for compliance with institutional controls*	25	Spring 2004
# of staff hours per audit*		Spring 2004
% of sites in compliance*	TBD	Spring 2004
# and type of follow-up actions*	TBD	Spring 2004

3. One Cleanup Program MOU

In October 1995, Wisconsin and EPA signed a Memorandum of Agreement (MOA) for "Brownfields operating principles", which was the third such agreement in the nation covering voluntary cleanups. This has been a highly effective tool in encouraging developers, local governments, and others to voluntarily cleanup with the WDNR. In 2003, EPA began the One Cleanup Program, an initiative whose goal is to improve the cleanups at brownfields by improving coordination among federal, state, tribal and local agencies. WDNR is working with EPA to develop a Memorandum of Understanding (MOU) that will clarify the roles and responsibilities of the State and EPA under three major federal cleanup laws: RCRA Subtitles C and I, CERCLA (Superfund) and TSCA. Wisconsin would be one of the first states, if not the first, in the country to have such an agreement.



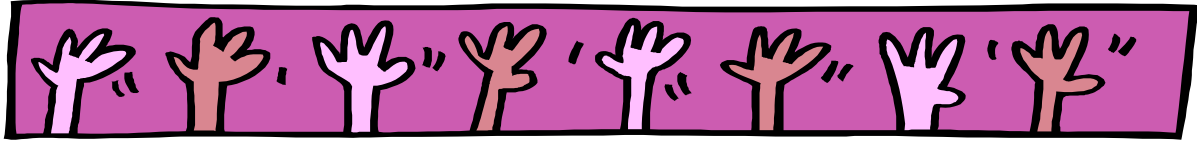
In October 2003, WDNR met with EPA Region 5 staff and developed a draft outline for the MOU. In January, a working draft of the MOU was shared by the agencies and comments were provided. WDNR and EPA Region 5 continue to work through issues related to TSCA, which is implemented by EPA and not delegated to state programs. Monthly communications between EPA Region 5 staff and WDNR continues to take place. A final draft of the MOU will be sent to Region 5 in March 2004. WDNR expects to have a draft MOU to EPA Headquarters by April, 2004.

4. Other Enforcement and Oversight Activities

The WDNR and Region 5 have reached a mutual understanding that WDNR may exercise its enforcement discretion under state hazardous waste law and administrative code, concerning the acquisition of certain contaminated properties by lenders or local governments. In particular, if a local government or lender acquires a property involuntarily, as specified in s. 292.11(9)(e) or 292.21, Wis. Stats., the WDNR may elect not to take action against the lender or local government, even though they could be considered an "owner" of a hazardous waste treatment, storage or disposal facility.



Since September 1, 2003, the WDNR has issued three written clarifications exercising its enforcement discretion. The WDNR is in partnership with the City of Elkhorn to cleanup 2 former electroplating properties. The two properties are being addressed with funds from the City, WDNR and Commerce. The WDNR entered into a spill agreement with the City laying out the roles and responsibilities for the clean up of these two sites. It clarified that WDNR would not take action against the City under state hazardous waste laws, even if they took possession of the properties. In October, the WDNR issued the City of Milwaukee a letter clarifying its liability for a property the City is interested in purchasing, and has applied for EPA grant funds for.



Mechanisms and Resources for Public Participation	Highlights: <ul style="list-style-type: none">◆ Over 60 Redevelopment Meetings and Public Presentations
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Introduction:

The WDNR continues to enhance its public outreach capacities by funding staff to:

- ◆ Develop outreach materials, such as newsletters, brochures, electronic mailings;
- ◆ Maintain the RR program's comprehensive web pages;
- ◆ Coordinate green team meetings with communities and other interested parties, public presentations, marketing of grants, and other types of meetings;
- ◆ Enhance WDNR's public outreach rules, ch. NR 714;
- ◆ Fund 5 part-time staff to complete outreach work in communities throughout Wisconsin;
- ◆ Coordinate the meetings and work activities of the Wisconsin Brownfields Study Group; and
- ◆ Administer WDNR's brownfields initiatives, such as support for EPA's Subtitle A Brownfields grants, associated with the aforementioned activities.

The following data and narrative provide an update to what has been accomplished in the first 6 months of implementing the s. 128(a) activities.

1. Public Outreach Activities

WDNR staff held redevelopment meetings or gave presentations to key brownfields audiences on more than 60 occasions in the last 6 months. Audiences targeted for outreach included local government officials, community organizations, environmental consultants and attorneys, and other interested publics.

WDNR staff held redevelopment meetings with: Appleton, Suring, Omro, Spooner, Douglas County, Dodge County, South Milwaukee, Oak Creek, Sun Prairie, Hillsboro, Lomira, Racine, Delavan, Wisconsin Dells, Madison (City and town), Ashland, Two Rivers, Berlin, Benton, Fontana, Brodhead, Whitefish Bay, Wausau, Eau Claire, Crawford County Highway, Potosi, Richland Center, Milwaukee (numerous times) Markesan, Manitowoc, Green Bay, Neenah, Middle Inlet, Menasha, Wausau, Wisconsin Rapids, Boyceville, Altoona,

Washington, Tomah, Marathon County, Marshfield, Solon Springs, Amery, Superior, and La Crosse.

The public presentations given by WDNR staff include:

- Wisconsin Bar Association Environmental Seminar,
- Presentation at National Governors Association Coastal Brownfields Conference, Boston Massachusetts – September 11 – 12,
- Western Wisconsin Realtor Association,
- Marinette Jaycees,
- Fort Atkinson Realty Association,
- Mississippi Valley Conservancy,
- 4 presentations at Brownfields 2003 – Portland, Oregon – October 27-29,
- Wisconsin Regional Planning Commissions,
- Milladore Area Groundwater Guardians,
- Shawno County Historical Society,
- Monroe Kiwanis,
- Internal presentations to Waste program, Air program, Facilities and Property management programs, and Community Financial Assistance program,
- Farm Technology Days, and
- Attendance at Resources for the Future meeting on Economic Indicators,



Staff also submitted 16 success story templates about brownfields from across the state. This information has been used for outreach materials in our electronic and hard copy newsletters, on our web site and for various time-critical outreach materials delivered to such key brownfields audiences as legislators, local government officials, consultants, and the general public.

The Contaminated Land databases (includes BRRTS and GIS Registry) web pages continue to be some of the most requested web pages in the RR Program. BRRTS on the Web consistently scores in the top five most requested program web pages.

The WDNR has produced the following outreach materials: *Re News*, a quarterly hard-copy newsletter, in September, December and March; 14 listserv's (the Program's electronic newsletter); and three publications dealing with spill response methods, smear zone contamination, and regional brownfields updates.

The WDNR has also updated several previous publications in an effort to keep information current for our customers.

2. Public participation rule revisions

Accomplishment to Date:

- The Natural Resources Board has agreed to pursue changes to Chapter NR 714, Wis. Admin. Code, Public Information and Participation (i.e. pink sheet approval)
- The RR Program's Outreach Team has outlined needed rule changes that are focused on:
 - Clarity and consistency in public notification requirements and procedures, and
 - Ensuring that residents of properties that adjoin a contaminated property are informed at the earliest possible date if contamination has spread onto their property.

3. Brownfields Study Group

The Brownfields Study Group, a non-partisan advisory task force established by the State Legislature in 1998, continues to meet and identify policy, fiscal and legal improvements in Wisconsin's brownfields initiatives.

The Study Group met in late 2003 and in January 2004, to discuss several recommendations, including:

- Support for creating the Wisconsin Brownfields Insurance Program (WBIP); the program, recommended by Study Group members in their most recent report, would provide insurance for parties that have cleaned up brownfields properties in accordance with state standards;
- Providing support to the EPA's and WI WDNR's Memorandum of Understanding (MOU) for EPA's One Cleanup Program (OCP);
- Supporting brownfields legislation before the State Legislature and the governor; the bills include statutory language establishing a WI WDNR revolving loan fund to administer federal brownfields dollars, and language establishing a new state brownfields insurance program; in March the State Legislature approved both bills and the governor's office is taking up the legislation;
- Support for EPA on Congressional changes to brownfields law;
- Providing support for other brownfields initiatives, including:
 - ◇ Changes to improve WI Dept. of Commerce Brownfield Grant program;
 - ◇ Changes to improve the state's Dry Cleaner Environmental Reimbursement Fund (DERF);
 - ◇ Providing input into expanding and enhancing the state's Voluntary Party Liability Exemption (VPLE) process; and
 - ◇ Providing input to improve Wisconsin's Environmental Remediation Tax Incremental Finance (ER TIF) District statutory language; and



- Planning for new recommendations in the next state biennial budget (2005-2007) – this work includes putting together subcommittees to discuss specific provisions and scheduling Study Group meetings in the spring and summer of 2004.

4. EPA Grant support letters

- The RR Program provided 15 applicants for federal brownfield grants with letters of support for 30 applications in federal fiscal year (FY) 2004.
- The RR Program made a determination of eligibility for cleanup of petroleum contamination for the City of Delavan's federal grant application in FY 2004
- The RR Program has also provided four determinations of eligibility for cleanup of petroleum contamination for Wisconsin recipients of FY 2003 federal brownfield grants.

Table: Public Outreach Accomplishments

	Year-End Target Numbers	Mid-Year Numbers
# of Brownfields Grants ♦ Assessments ♦ Cleanup	♦ 100 ♦ 10	▪ Received 105 state assessment grants ▪ Reviewed 18 state cleanup grants
# of Redevelopment Meetings	100	45+
# of workshops, training's, etc.	5	Planned for Spring 2004
# of publications, newsletters, etc.	15	3 publications 3 paper newsletters 14 electronic newsletters
EPA Grant Support Letters	25	30
Progress on public participation rule revisions	Proposed Rule	Notice given on intent to develop rule
Federal Tax Deduction Approval		1 Eligibility Letter



Mechanisms for Approval of Cleanup Plans, Verification and Certification	Highlights: <ul style="list-style-type: none"> ♦ WDNR approved 265 clean-up actions ♦ Provided 38 assurance letters
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The WDNR is utilizing its own state funds to satisfy this element of a state response program. The WDNR's work efforts resulted in the following accomplishments.

Table: State funded Activities

	Year-End Target Numbers	Mid-Year Numbers
# completed clean-ups (closure) letters	350	265
# Certificates of Completion	10	1
#Liability clarification letters/exemptions	50	38



OSHKOSH – Radford Village & Marion/Pearl Avenue Redevelopment

Previous Use(s): Paper mill, lumber company, foundry, and wood products distribution plant. The Radford Company site was a serious blight in the city of Oshkosh. Buildings were demolished in 2000.

Current Use(s): A new retail center was built, and the new Radford Village is home to UW-Oshkosh students.

Economic & Community Benefits: The new retail center contains six businesses which provide 181 jobs, services and recreation for nearby community; needed infill project provided for downtown Oshkosh; housing and retail center create useful resource for the University students.

Financial Assistance: \$180,000 Dept. of Commerce Brownfields Grant (2000); \$200,000 EPA Site Assessment Grant (2000); \$250,000 DNR Sustainable Urban Development Zone (SUDZ) Grant (2002); Tax Incremental Financing (TIF).



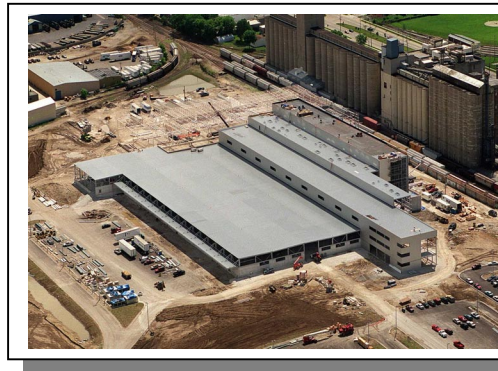
BARABOO – Baraboo City Services Center

Previous Use(s): Chicago & Northwestern railyard, warehouse, scrap yard, and repair yard operated at the property.

Current Use(s): The new Baraboo City Services Center was completed in 2002. It is home to the public utility, streets and sanitation, water utility, and parks departments.

Economic & Community Benefits: State of the art public services facility built; consolidation of city government into badly needed new facilities; needed infill project spurring further downtown revitalization; removed blight in major state tourist area (adjacent to Circus World facilities).

Financial Assistance: \$250,000 Dept. of Commerce Brownfields Grant (2000); \$30,000 DNR Brownfields Site Assessment Grant (2000).



MILWAUKEE, WEST MILWAUKEE – Inryco and Babcock & Wilcox

Previous Use(s): Steel tubing plant, metal fabrication. The two properties made up a large, 43-acre brownfield that was located in both the Village of West Milwaukee and the City of Milwaukee.

Current Use(s): *The Milwaukee Journal-Sentinel Company built its newspaper production facility on the site in 2002.*

Economic & Community Benefits: Increased property tax base by more than \$20 million, brought more than 400 service jobs to the neighborhood, kept a major employer close to urban centers, and provided home for the Domestic Animal Control Commission.

Financial Assistance: \$260,000 Dept. of Commerce Brownfields Grant (1998); \$68,000 grant from Milwaukee County for environmental work (1998); DNR conducted Phase I and II Environmental Site Assessments at no cost through federal Brownfields Site Assessment Program (BEAP), est. value at \$30,000 (1997).



Site - AMC Corp. late '60s'



56th Street Townhomes

KENOSHA – Harbor Park Redevelopment

Previous Use(s): American Motors Corporation assembly plant. After the plant closed, it remained an underused property for years.

Current Use(s): *As of 2003, the new harbor park redevelopment is near completion, and includes condominium developments, bike and walking trails, trolley service to and from downtown, and two new museums.*

Economic & Community Benefits: Property values have increase \$50 million from 1989-2003, nearby property values increased by more than \$13 million, 22 jobs created, improved harbor redevelopment helped increase property taxes by nearly \$900,000 in 2003.

Financial Assistance: \$850,000 Dept. of Commerce Brownfields Grant (1998); \$600,000 in cleanup assistance from DNR (1999), Tax Incremental Financing (TIF).



LA CROSSE – Riverside Redevelopment Project

Previous Use(s): The site encompasses four different properties, which were used as a cooperage and barrel warehouse; a coal, coke and salt storage facility and as a former petroleum company.

Current Use(s): The CenturyTel, Inc., headquarters building was completed in 2001, and sits along the banks of the Mississippi River.

Economic & Community Benefits: Approximately 500 service jobs retained and 100 service jobs created at an annual payroll of \$20 million; increase in property value from \$600,000 to more than \$25 million; renovation of riverfront area that had remained underused for years

Financial Assistance: \$1 million Dept. of Commerce Brownfields Grant (1998); DNR conducted Phase I and II Environmental Site Assessments at no cost through federal Brownfields Site Assessment Program (BEAP), est. value at \$30,000; city of La Crosse provided funding at various stages of assessment, investigation and cleanup.



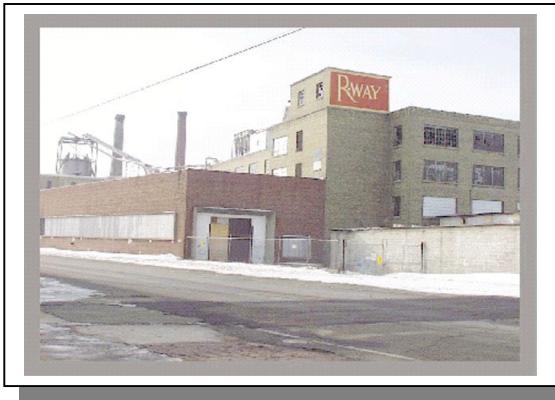
GREEN BAY – Tundra Lodge Water Park

Previous Use(s): This property formerly served as the Brown County airport and Green Bay Structural Steel, LLC.

Current Use(s): A \$23 million hotel/water park/restaurant was built on the site in 2002.

Economic & Community Benefits: Approximately 140 jobs were created, and a well-known community eyesore was turned into a major tourist attraction for city of Green Bay.

Financial Assistance: Petroleum Environmental Cleanup Award



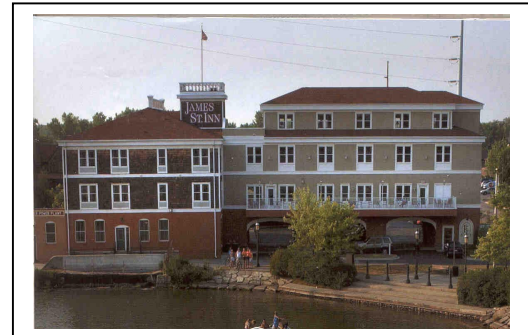
SHEBOYGAN – Rockline Industries

Previous Use(s): Businesses operated on the property since the 1880s; the former R-Way furniture factory operated on the site until 1993.

Current Use(s): Rockline Industries built a warehouse addition to their existing plant. Construction started November 2001, and was completed in January 2003.

Economic & Community Benefits: The 100,000 square-foot plant, which produces coffee filters, cost \$2 million and provides 124 jobs to the Sheboygan community.

Financial Assistance: \$500,000 Dept. of Commerce Brownfields Grant (2001), and \$30,000 DNR Brownfields Site Assessment Grant (2000)



DE PERE – James Street Inn

Previous Use(s): This stone flour mill, originally built in 1858, operated as a mill until 1982. The property sat idle until 1995.

Current Use(s): The James Street Inn bed and breakfast, which has 36 rooms and 6 penthouses, was completed in 1995, and the original stone foundation from the former mill is located in the building's lower level.

Economic & Community Benefits: Created 34 jobs, and property values increased from \$82,700 to \$775,400.

Financial Assistance: Tax Incremental Financing (TIF) and a 10 percent federal tax credit for use of a prior industrial property.



WEST MILWAUKEE – Stadium Business Center Redevelopment

Previous Use(s): A former sand blasting and painting operation operated at the site until the early 1990s. The contaminated property has sat idle for more than 10 years.

Current Use(s): After cleanup, the city worked with the DNR and developers to build the Stadium Business Center, a 44,000 square foot office and warehouse facility.

Economic & Community Benefits: Property values have increased from \$300,000 to \$2.5 million; the new facility houses six businesses and employs approximately 131 people.

Financial Assistance: \$390,000 Dept. of Commerce Brownfields Grant (1998), \$1.8 million from Wisconsin DNR State Funded Response Program and \$312,413 from the Village of West Milwaukee and Milwaukee County.